



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

CERTIFIED-RECEIPT REQUESTED

December 13, 2006

James Emerson
B & E Engineers
24 West Saint Joseph Street
Arcadia, California 91007

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53189
CONDITIONAL USE PERMIT CASE NO. 00-81-(5)
HIGHWAY REALIGNMENT CASE NO. 00-81-(5)**

A public hearing on Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5), and Highway Realignment Case No. 00-81-(5) was held by the Regional Planning Commission of Los Angeles County ("Planning Commission") on March 3, 2006, May 10, 2006, and August 16, 2006.

After considering the evidence presented, the Regional Planning Commission in their action on December 13, 2006, approved the vesting tentative tract map, conditional use permit and highway realignment in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The actions of the vesting tentative tract map and conditional use permit authorize the clustered subdivision of the 185.8-acre project site into 45 single-family lots, three open space lots and four public facility lots. The highway realignment authorizes realignment of San Francisquito Canyon Road, a Secondary Highway, between Lowridge Place and Cherokee Canyon Lane.

Your attention is called to the following conditions:

1. Condition No. 18 of the vesting tentative tract map provides that the applicant deposit \$3,000 with the Los Angeles County Regional Planning Department as required by the Mitigation Monitoring Program.
2. Condition No. 19 of the vesting tentative tract map provides that the applicant remit \$875.00 for the posting and notice of determination pursuant to California Department of Fish and Game.

The decision of the Planning Commission regarding the vesting tentative tract map, conditional use permit and highway realignment shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Board of Supervisors within the following time period:

- In accordance with the requirements of the State Map Act, the tentative tract map may be appealed within 10 days following the decision of the Regional Planning Commission.
- In accordance with requirements of the Zoning Ordinance, the conditional use permit and highway realignment may be appealed during the 15-day period following your receipt of this letter.

The decision of the Regional Planning Commission regarding the vesting tentative tract map, conditional use permit and highway realignment may be appealed to the Board of Supervisors. **If you wish to appeal the decision of the Commission to the Board of Supervisors, you must do so in writing and pay the appropriate fee.** The fee for appeal process is \$1,437.00 for the applicant and \$719.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the County of Los Angeles to the Clerk of the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Once the appeal period has passed and the required fees (as required by Condition Nos. 18 and 19 of the vesting tentative map and Condition No. 7 of the conditional use permit) have been paid in person, the approved vesting tentative map and exhibit "A" (dated August 31, 2006) may be obtained at the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, California 90012.

The vesting tentative tract map approval shall expire on December 13, 2008. If the subject vesting tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, must be delivered in person within one month of the expiration date.

If you have any questions regarding this matter, please contact Ms. Susan Tae of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning



Frank Meneses, Administrator
Current Planning Division

FM:SMT:NP

c: Subdivision Committee
Board of Supervisors
Building and Safety

Attachments: 1. Findings and conditions
2. Fish and Game Fee Notification

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
CONDITIONAL USE PERMIT CASE NO. 00-81-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 00-81-(5) on March 3, 2006, May 10, 2006, and August 16, 2006. Conditional Use Permit Case No. 00-81-(5) was heard concurrently with Vesting Tentative Tract Map No. 53189 and Highway Realignment Case No. 00-81-(5).
2. The applicant, Sun Cal Companies, is proposing to subdivide the subject property into a total of 52 lots on 185.8 gross acres.
3. The proposal requires approval of a Conditional Use Permit ("CUP") to ensure compliance with requirements of density-controlled development, hillside management, development within a Significant Ecological Area ("SEA"), and on-site grading in excess of 100,000 cubic yards, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. Vesting Tentative Tract Map No. 53189 is a proposal to subdivide the subject property into a total of 52 lots on 185.8 gross acres, consisting of 45 single-family lots (29.1 acres), three open space lots (143.2 acres), and four public facility lots (1.6 acres).
5. Highway Realignment Case No. 00-81-(5) is a related request to realign San Francisquito Canyon Road, a Secondary Highway, between Lowridge Place and Cherokee Canyon Lane. The purpose of this realignment is to move the existing paper alignment outside of the San Francisquito floodplain and SEA, and closer to the currently traveled roadway.
6. The project site is located west of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane, north of Copper Hill Drive and the City of Santa Clarita. The project is within the Castaic Canyon Zoned District.
7. The subject property is approximately 185.8 gross acres in size and comprised of one lot. The property is irregular in shape with flat to steeply sloping terrain. San Francisquito Canyon Creek ("Creek") flows north to south in the eastern portion of the property. The Creek has been designated as SEA No. 19 in the Los Angeles Countywide General Plan ("General Plan").
8. The proposed development will be accessed from Stoney Creek Road located to the southwest, and Avenida Rancho Tesoro from the west side of the property. Both roads are part of the road system in Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the project site. Currently, the project site is accessed from San Francisquito Canyon Road through Lady Linda Lane, located to the east side of the property. There will be no access to the development portion of the project from San Francisquito Canyon Road.
9. Domestic water will be provided by Newhall County Water District. Public sewer service will be provided by the Los Angeles County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of Saugus Union School

District. Shopping and employment exist south of the subject property on Copper Hill Drive and within the City of Santa Clarita.

10. The subject property is zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) in the western portion (a total of 103.11 acres) where the proposed single-family lots will be located, and R-1-7,000 (Single-Family Residence-7000 Square Feet Minimum Required Lot Area) on the eastern portion of the property (a total of 82.81 acres) where the San Francisquito Creek is located.
11. The project site is bounded by A-2-2 zoning in all directions.
12. The subject property is currently undeveloped and is surrounded by single-family residences, triplex, and warehouse to the north; single-family residences and undeveloped land to the east; condominiums and undeveloped land to the south; and undeveloped land to the west.
13. The A-2-2 zoning on the subject property became effective on April 3, 1959, following the adoption of Ordinance Number 7486. The zoning designation of the eastern portion of the property, however, changed to R-1-7000 on September 2, 1965 upon the adoption of Ordinance Number 8908.
14. The subject property is depicted within the "N-1" (Non-Urban 1—Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Santa Clarita Valley Areawide General Plan ("SCVAP") and the SEA overlay under the General Plan. Approximately 127 acres lie within the N-1 category, 54 acres within the W category, and five acres within the HM category. Based on the slope density analysis, these categories permit a maximum of 61 dwelling units on the subject property.
15. The SCVAP promotes density-controlled development to allow clustering of lots into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space. Clustering of smaller lot sizes is allowed with a CUP, provided that the overall density does not exceed the maximum permitted. The project proposes creation of 45 single-family lots, below the maximum allowable density of 61 for this property. A CUP is also required since the project exceeds the low-density threshold of 22 dwelling units.
16. SEA No. 19 traverses the property on the eastern portion. By clustering the 45 single-family lots on the western portion of the property, the project design stays out of the SEA, preserves the natural drainage features of the canyon, prevents access to the project from San Francisquito Canyon Road, and designates approximately 77 percent of the project site as open space.
17. In addition to Cliffie Stone, Butterfield Overland, Lady Linda and Harris Trails, the project provides a horse access path for Lot Nos. 24 through 32 along "A" Street, outside the public right of way and through Lot Nos. 24 through 32.

18. Under Section 22.52.320 of the County Code, keeping or maintaining horses as pets or for the personal use by members of the family residing on the premises (which is an accessory use in A-2 Zone) requires a minimum area of 15,000 net square feet. Raising, breeding and training of horses within A-2 Zone (Section 22.24.120) however, requires a lot or parcel of land having an area of not less than one acre. Of the 45 proposed single-family lots depicted on Vesting Tentative Map No. 53189 and Exhibit "A" dated August 31, 2006, all contain a minimum of 15,000 net square feet and four contain a minimum of one acre (40,000 net square feet)

Community Response

19. Since the filing of application in 2000, staff has received numerous correspondence regarding this project. Electronic mails, letters and phone calls have been received from a variety of sources including the City of Santa Clarita, Santa Clarita Valley Trails Advisory Committee ("SCVTAC"), The Saugus Saddle Club, neighboring residents, and other community members.
20. Support letters received for this project generally acknowledge benefits provided by the project, especially development of a circulation system in the area. These letters support the access that the project will provide for the existing and proposed residences, which is currently lacking during emergencies.
21. Numerous letters and electronic mails received from other community members have expressed opposition to the subject project. These letters and electronic mails state that the subject property is located within a well-established equestrian community, and to preserve and protect that community lot sizes must remain a minimum of five acres. The letters explain that the proposed density is too high for the area, is inconsistent with the surrounding agricultural and equestrian properties, and will destroy the rural ambience of the community, as equestrian properties are a unique feature to these neighborhoods and enhance property values in the community. The letters state that proposed small lots are a non-conforming use and deny the inherent rights of the property's agricultural zoning designation.

March 29, 2006 Public Hearing—60 single-family lot design

22. The project was initially heard by the Commission on March 29, 2006 in a duly noticed public hearing. The original design proposed on the Tentative Tract Map and the CUP Exhibit "A" dated November 7, 2005 depicted a total of 66 lots on 185.8 gross acres consisting of 60 single-family lots, three open space lots and three public facility lots. Ranging from 8,200 to 37,336 net square feet in size, all of the residential lots were clustered on the western portion of the property outside the San Francisquito Canyon Creek and Significant Ecological Area ("SEA") and the three proposed open space lots encompassed approximately 80 percent (148 acres) of the property. A total of four on-site trails were also depicted for the project.
23. The applicant requested a continuance from March 29, 2006 public hearing to May 10, 2006 to address matters brought before their attention. The Commission opened the

hearing and heard testimony from several people in opposition to the project. Issues raised by the testimony expressed strong desire to keep the area equestrian and rural in nature, as reflected by the property's land use and zoning designations. At that time, staff recommended a redesign of the project to incorporate a combination of minimum of 15,000 net square feet and one-acre lots within the same development footprint to maintain the area in harmony with the surrounding equestrian uses and the community's rural and equestrian character while preserving common open space and reducing the amount of grading. The Commission also expressed their preference for rural standards within the project site.

24. After hearing testimony from the applicant and the community, the Commission continued the matter to May 10, 2006 to allow the applicant sufficient time to redesign the project to accommodate an equestrian and rural lifestyle, and to return with a conceptual plan for the Commission's review.

May 10, 2006 Public Hearing—56 single-family lot design

25. At the May 10, 2006 hearing, the applicant presented a conceptual plan that depicted 56 single-family lots, three open space lots and four public facility lots; a reduction of three lots. Lot sizes ranged from 15,000 square feet to two acres. Five of the single-family lots were located in new areas proposed for development within the property. Two lots were added to an area where there is an existing cherry woodland. Three two-acre single-family lots were located along San Francisquito Canyon Road on the eastern portion of the property, immediately to the east of San Francisquito Canyon SEA.
26. Acreage of open space lots also decreased from 80 percent (148 acres) to 72 percent (134 acres). One public facility lot was added to the design. The conceptual plan showed the same four trails as previously depicted. The path for the San Francisquito Canyon Trail however was relocated to run along the frontage of the three new lots along San Francisquito Canyon Road. The applicant explained that the proposed design can be considered an equestrian community as it's creating a transition from higher density Tesoro development to the south to the lower density residential developments to the north.
27. Three neighbors residing to the north of the project site presented testimony in favor of the project. The neighbors stated that the project will improve access to surrounding properties which have been threatened by fire and flood in the past.
28. The Commission also heard testimony from several people in opposition to the project. One resident opposed realignment of San Francisquito Canyon Road. Staff explained that the proposed realignment will not result in a physical relocation of the road and is on paper only as it will relocate the current alignment to the existing and driven alignment. The same neighbor also opposed improvement of Lady Linda Lane. Staff explained that no improvements are proposed on Lady Linda Lane and only "A", "B", and "C" Streets within the development will be improved.
29. A resident also testified in opposition to the location of three lots on the eastern portion of the property along San Francisco Canyon Road as well as creation of small lots that cannot

accommodate an equestrian lifestyle. Another resident stated that new lots should reflect the A-2-2 zoning designation and retain the equestrian lifestyle. The next testifier stated that the San Francisquito Creek is a major resource and should remain unspoiled and the character of the community should remain rural.

30. After hearing all the testimony, the Commission expressed concern that Lot Nos. 54, 55 and 56, as depicted along San Francisquito Canyon Road were too close to the San Francisco Canyon Creek and Lot Nos. 24 and 25 encroached into the cherry woodland. New non-native landscaping was also questioned. The Commission stated that the project should contain rural standards and protect the low density development to the north and support rural standards. Additionally, it was stated that 15,000-square foot lot sizes are urban and may not be appropriate for equestrian and rural lifestyle. The Commission concluded that the number of lots needed to be reduced and all lots needed to be larger to accommodate horse keeping activities. The Commission directed the applicant to redesign and continued the case to August 16, 2006.

August 16, 2006 Public Hearing—45 single-family lot design

31. At the August 16, 2006 hearing, the new design proposed on Vesting Tentative Tract Map and CUP Exhibit "A", dated June 19, 2006, depicted a total of 45 single-family lots, three open space lots and four public facility lots. The 45 single-family lots are larger in size, ranging from a minimum of 15,060 net square feet to 59,725 net square feet. Of the 45 single-family lots, 34 lots are larger than 20,000 net square feet in size and 11 lots are sized between 15,060 to 20,000 net square feet.
32. Under the new design, 77 percent (142.85 acres) of the property is open space. Of this amount, approximately 98 percent (140.5 acres) is undisturbed and two percent (2.3 acres) contains disturbed graded open space. All open space will be permanent and deeded to the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Four trails (Harris, Lady Linda, Butterfield Stage/Overland, and San Francisquito Canyon/Climmie Stone) are depicted on the map, as originally proposed, and remain unchanged.
33. The new design clusters all single-family lots on the western portion of the property protecting the SEA from any development, eliminates access to the project from San Francisquito Canyon Road and addresses the concerns of the equestrian community by increasing single-family lot sizes and reducing density from 56 to 45 single-family lots.
34. After hearing all testimony, the Commission closed the public hearing and indicated their intent to certify the EIR, adopt a Statement of Overriding Consideration, and approve Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), subject to a recommendation for approval from the Los Angeles County Subdivision Committee ("Subdivision Committee").
35. The 45-single family lot design has been reviewed by the Significant Ecological Area Technical Advisory Committee ("SEATAC") for an evaluation of new proposed landscaping as well as manure management.

36. The 45-single family lot design was reviewed by the Subdivision Committee on August 31, 2006 and October 2, 2006. The Subdivision Committee recommended approval of Vesting Tentative Tract Map and CUP Exhibit "A", dated August 31, 2006, depicting a total of 52 lots consisting of 45 single-family lots on 29.1 acres, three open space lots on 143.2 acres, and four public facility lots on 1.6 acres.
37. Per a letter dated October 30, 2006, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") confirms that title to the open space lots within the project site will be conveyed to Parks and Recreation and that the applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and common landscape area maintenance.
38. All interior streets will be developed with rural standards.
39. The proposed use is required to comply with the development standards of the R-1-7,000 and A-2-2 zones pursuant to Sections 22.20.105 and 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 00-81-(5).
40. The proposed development is compatible with surrounding land use patterns.
41. A Final Environmental Impact Report ("FEIR") for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the Draft Environmental Impact Report ("DEIR") dated February 1, 2006, the Technical Appendices to the DEIR dated February 1, 2006, and the FEIR including Responses to Comments, dated November 2006. The FEIR contains a revised project description, analyzes the project's potential impacts, and identifies mitigation measures to be implemented as part of the project.
42. The Commission has reviewed and considered the FEIR and finds that it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations regarding the FEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for short-term construction impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and highway realignment.
43. With respect to the adverse effects upon air quality during construction, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.

44. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
45. The MMP prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
46. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for concurrent and related Vesting Tentative Tract Map No. 53189.
47. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
48. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Administrator of the Current Planning Division, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

- E. That the proposed project at the proposed location has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character;
- F. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- G. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- H. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
- I. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;
- J. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- K. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- L. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state; that the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;
- M. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- N. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final

Environmental Impact Report prior to approving the project; adopts the Mitigation Monitoring Program incorporated in the Final Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 00-81-(5) is **APPROVED**, subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 00-81-(5)

Exhibit "A" Date: 8/31/06

CONDITIONS:

1. This grant authorizes the use of the 185.8 gross acre subject property for a total of 45 single-family lots, three open space lots, and four public facility lots, clustered in compliance with hillside management design review criteria, density-controlled development, development within a Significant Ecological Area, and on-site grading, as depicted on the approved Exhibit "A" dated August 31, 2006, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 51.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Upon the termination of the appeal period, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.
8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of

this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

9. Upon the termination of the appeal period, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 00-81-(5), which includes Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5), and Highway Realignment Case No. 00-81. The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$875.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Tract Map No. 53189. In the event that Vesting Tentative Tract Map No. 53189 should expire without the recordation of a final map, this grant shall terminate

upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

13. No grading permit shall be issued prior to final map recordation, unless authorized by Regional Planning.
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved Vesting Tentative Tract Map No. 53189 and Exhibit "A" dated August 31, 2006. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 53189 may, at the discretion of the Director of Regional Planning, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
15. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.
16. The area of the individual lots shall substantially comply to that shown on the approved Exhibit "A" dated August 31, 2006, or an approved revised Exhibit "A."
17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 53189.
18. Title to the Open Space Lot Nos. 46, 47 and 48 shall be conveyed to the Los Angeles County Department of Parks and Recreation. The applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement/fire suppression and common landscape area maintenance.
19. The Lady Linda Loop Trail shall be maintained open to the maximum extent feasible for use during all construction phases of the project.
20. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance.
21. There shall be at least two covered parking spaces designated for each dwelling unit. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
22. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
23. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
24. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences

and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

25. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Regional Planning and the Director of Public Works.
26. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
27. The applicant shall fully assess and incorporate all appropriate Best Management Practices to enhance quality of urban runoff and stormwater.
28. The applicant shall comply with all the requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Los Angeles Regional Water Quality Control Board to the County of Los Angeles and local agencies, including but not limited to, Parts IV.D and IV.E, Development Planning and Development Construction.
29. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
30. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
31. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
32. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
33. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
34. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
35. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.

36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
37. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
38. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
39. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
40. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
41. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
42. During construction, all large-size truck trips shall be limited to off-peak commute periods.
43. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
44. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Regional Planning indicating that the proposed construction and associated grading:
 - a. Complies with the conditions of this grant and the standards of the zone;
 - b. Is compatible with hillside resources; and
 - c. Is compatible with the Significant Ecological Area.
45. All graded slopes (cut and fill) shall be re-vegetated. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Regional Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los

Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that the area covered shall contain only locally indigenous species, including trees, shrubs and ground covering. Nevertheless, if the permittee demonstrates to the satisfaction of the Director of Regional Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Regional Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Regional Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 80 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Regional Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

46. Open space shall comprise not less than 77 percent (143.2 acres) of the project area.
47. All open space areas shall be reserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure to the satisfaction of the Director of Regional Planning the permanent reservation and continued perpetual maintenance of required open space areas.
48. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned area.
49. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
50. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a final map to be approved prior to recordation.
 - b. Prior to or concurrent with submittal of the revised Exhibit "A" to be approved by the Director of Regional Planning prior to issuance of a grading permit.
 - c. Prior to issuance of a building permit, including verification of payment of applicable fees.
 - d. Prior to occupancy clearances by Public Works.
 - e. Additional reports shall be submitted as required by the Director of Regional Planning.
51. Upon the termination of the appeal period, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
HIGHWAY REALIGNMENT CASE NO. 00-81-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Highway Realignment Case No. 00-81-(5) on March 3, 2006, May 10, 2006, and August 16, 2006. Highway Realignment Case No. 00-81-(5) was heard concurrently with Vesting Tentative Tract Map No. 53189 and Conditional Use Permit Case No. 00-81-(5).
2. The applicant, Sun Cal Companies, is proposing to subdivide the subject property into a total of 52 lots on 185.8 gross acres.
3. Vesting Tentative Tract Map No. 53189 is a related request to subdivide the subject property into a total of 52 lots on 185.8 gross acres, consisting of 45 single-family lots (29.1 acres), three open space lots (143.2 acres), and four public facility lots (1.6 acres), as depicted on Vesting Tentative Tract Map No. 53189 and Exhibit "A" dated August 31, 2006.
4. Conditional Use Permit Case No. 00-81-(5) is a related request to ensure compliance with requirements of density-controlled development, hillside management, development within a Significant Ecological Area ("SEA"), and on-site grading in excess of 100,000 cubic yards, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
5. The project site is located west of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane, north of Copper Hill Drive and the City of Santa Clarita. The project is within the Castaic Canyon Zoned District.
6. The subject property is approximately 185.8 gross acres in size and comprised of one lot. The property is irregular in shape with flat to steeply sloping terrain. San Francisquito Canyon Creek ("Creek") flows north to south in the eastern portion of the property. The Creek has been designated as SEA No. 19 in the Los Angeles Countywide General Plan ("General Plan").
7. The proposed development will be accessed from Stoney Creek Road located to the southwest, and Avenido Rancho Tesoro from the west side of the property. Both roads are part of the road system in Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the project site. Currently, the project site is accessed from San Francisquito Canyon Road through Lady Linda Lane, located to the east side of the property. There will be no access to the development portion of the project from San Francisquito Canyon Road.
8. Domestic water will be provided by Newhall County Water District. Public sewer service will be provided by the Los Angeles County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of Saugus Union School District. Shopping and employment exist south of the subject property on Copper Hill Drive and within the City of Santa Clarita.
9. The subject property is zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) in the western portion (a total of 103.11 acres) where the proposed single-family lots

will be located, and R-1-7,000 (Single-Family Residence-7000 Square Feet Minimum Required Lot Area) on the eastern portion of the property (a total of 82.81 acres) where the San Francisquito Creek is located.

10. The project site is bounded by A-2-2 zoning in all directions.
11. The subject property is currently undeveloped and is surrounded by single-family residences, triplex, and warehouse to the north; single-family residences and undeveloped land to the east; condominiums and undeveloped land to the south; and undeveloped land to the west.
12. The A-2-2 zoning on the subject property became effective on April 3, 1959, following the adoption of Ordinance Number 7486. The zoning designation of the eastern portion of the property, however, changed to R-1-7000 on September 2, 1965 upon the adoption of Ordinance Number 8908.
13. The subject property is depicted within the "N-1" (Non-Urban 1—Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Santa Clarita Valley Areawide General Plan ("SCVAP") and the SEA overlay under the General Plan. Approximately 127 acres lie within the N-1 category, 54 acres within the W category, and five acres within the HM category. Based on the slope density analysis, these categories permit a maximum of 61 dwelling units on the subject property.
14. The SCVAP promotes density-controlled development to allow clustering of lots into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space. Clustering of smaller lot sizes is allowed with a CUP, provided that the overall density does not exceed the maximum permitted. The project proposes creation of 45 single-family lots, below the maximum allowable density of 61 for this property. A CUP is also required since the project exceeds the low-density threshold of 22 dwelling units.
15. SEA No. 19 traverses the property on the eastern portion. By clustering the 45 single-family lots on the western portion of the property, the project design stays out of the SEA, preserves the natural drainage features of the canyon, prevents access to the project from San Francisquito Canyon Road, and designates approximately 77 percent of the project site as open space.
16. In addition to Cliffie Stone, Butterfield Overland, Lady Linda and Harris Trails, the project provides a horse access path for Lot Nos. 24 through 32 along "A" Street, outside the public right of way and through Lot Nos. 24 through 32.
17. Under Section 22.52.320 of the County Code, keeping or maintaining horses as pets or for the personal use by members of the family residing on the premises (which is an accessory use in A-2 Zone) requires a minimum area of 15,000 net square feet. Raising, breeding and training of horses within A-2 Zone (Section 22.24.120) however, requires a lot or parcel of land having an area of not less than one acre. Of the 45 proposed single-family lots

depicted on Vesting Tentative Map No. 53189 and Exhibit "A" dated August 31, 2006, all contain a minimum of 15,000 net square feet and four contain a minimum of one acre (40,000 net square feet)

Community Response

18. Since the filing of application in 2000, staff has received numerous correspondence regarding this project. Electronic mails, letters and phone calls have been received from a variety of sources including the City of Santa Clarita, Santa Clarita Valley Trails Advisory Committee ("SCVTAC"), The Saugus Saddle Club, neighboring residents, and other community members.
19. Support letters received for this project generally acknowledge benefits provided by the project, especially development of a circulation system in the area. These letters support the access that the project will provide for the existing and proposed residences, which is currently lacking during emergencies.
20. Numerous letters and electronic mails received from other community members have expressed opposition to the subject project. These letters and electronic mails state that the subject property is located within a well-established equestrian community, and to preserve and protect that community lot sizes must remain a minimum of five acres. The letters explain that the proposed density is too high for the area, is inconsistent with the surrounding agricultural and equestrian properties, and will destroy the rural ambience of the community, as equestrian properties are a unique feature to these neighborhoods and enhance property values in the community. The letters state that proposed small lots are a non-conforming use and deny the inherent rights of the property's agricultural zoning designation.

March 29, 2006 Public Hearing—60 single-family lot design

21. The project was initially heard by the Commission on March 29, 2006 in a duly noticed public hearing. The original design proposed on the Tentative Tract Map and the CUP Exhibit "A" dated November 7, 2005 depicted a total of 66 lots on 185.8 gross acres consisting of 60 single-family lots, three open space lots and three public facility lots. Ranging from 8,200 to 37,336 net square feet in size, all of the residential lots were clustered on the western portion of the property outside the San Francisquito Canyon Creek and Significant Ecological Area ("SEA") and the three proposed open space lots encompassed approximately 80 percent (148 acres) of the property. A total of four on-site trails were also depicted for the project.
22. The applicant requested a continuance from March 29, 2006 public hearing to May 10, 2006 to address matters brought before their attention. The Commission opened the hearing and heard testimony from several people in opposition to the project. Issues raised by the testimony expressed strong desire to keep the area equestrian and rural in nature, as reflected by the property's land use and zoning designations. At that time, staff recommended a redesign of the project to incorporate a combination of minimum of 15,000 net square feet and one-acre lots within the same development footprint to maintain the

area in harmony with the surrounding equestrian uses and the community's rural and equestrian character while preserving common open space and reducing the amount of grading. The Commission also expressed their preference for rural standards within the project site.

23. After hearing testimony from the applicant and the community, the Commission continued the matter to May 10, 2006 to allow the applicant sufficient time to redesign the project to accommodate an equestrian and rural lifestyle, and to return with a conceptual plan for the Commission's review.

May 10, 2006 Public Hearing—56 single-family lot design

24. At the May 10, 2006 hearing, the applicant presented a conceptual plan that depicted 56 single-family lots, three open space lots and four public facility lots; a reduction of three lots. Lot sizes ranged from 15,000 square feet to two acres. Five of the single-family lots were located in new areas proposed for development within the property. Two lots were added to an area where there is an existing cherry woodland. Three two-acre single-family lots were located along San Francisquito Canyon Road on the eastern portion of the property, immediately to the east of San Francisquito Canyon SEA.
25. Acreage of open space lots also decreased from 80 percent (148 acres) to 72 percent (134 acres). One public facility lot was added to the design. The conceptual plan showed the same four trails as previously depicted. The path for the San Francisquito Canyon Trail however was relocated to run along the frontage of the three new lots along San Francisquito Canyon Road. The applicant explained that the proposed design can be considered an equestrian community as it's creating a transition from higher density Tesoro development to the south to the lower density residential developments to the north.
26. Three neighbors residing to the north of the project site presented testimony in favor of the project. The neighbors stated that the project will improve access to surrounding properties which have been threatened by fire and flood in the past.
27. The Commission also heard testimony from several people in opposition to the project. One resident opposed realignment of San Francisquito Canyon Road. Staff explained that the proposed realignment will not result in a physical relocation of the road and is on paper only as it will relocate the current alignment to the existing and driven alignment. The same neighbor also opposed improvement of Lady Linda Lane. Staff explained that no improvements are proposed on Lady Linda Lane and only "A", "B", and "C" Streets within the development will be improved.
28. A resident also testified in opposition to the location of three lots on the eastern portion of the property along San Francisco Canyon Road as well as creation of small lots that cannot accommodate an equestrian lifestyle. Another resident stated that new lots should reflect the A-2-2 zoning designation and retain the equestrian lifestyle. The next testifier stated that the San Francisquito Creek is a major resource and should remain unspoiled and the character of the community should remain rural.

29. After hearing all the testimony, the Commission expressed concern that Lot Nos. 54, 55 and 56, as depicted along San Francisquito Canyon Road were too close to the San Francisco Canyon Creek and Lot Nos. 24 and 25 encroached into the cherry woodland. New non-native landscaping was also questioned. The Commission stated that the project should contain rural standards and protect the low density development to the north and support rural standards. Additionally, it was stated that 15,000-square foot lot sizes are urban and may not be appropriate for equestrian and rural lifestyle. The Commission concluded that the number of lots needed to be reduced and all lots needed to be larger to accommodate horse keeping activities. The Commission directed the applicant to redesign and continued the case to August 16, 2006.

August 16, 2006 Public Hearing—45 single-family lot design

30. At the August 16, 2006 hearing, the new design proposed on Vesting Tentative Tract Map and CUP Exhibit "A", dated June 19, 2006, depicted a total of 45 single-family lots, three open space lots and four public facility lots. The 45 single-family lots are larger in size, ranging from a minimum of 15,060 net square feet to 59,725 net square feet. Of the 45 single-family lots, 34 lots are larger than 20,000 net square feet in size and 11 lots are sized between 15,060 to 20,000 net square feet.
31. Under the new design, 77 percent (142.85 acres) of the property is open space. Of this amount, approximately 98 percent (140.5 acres) is undisturbed and two percent (2.3 acres) contains disturbed graded open space. All open space will be permanent and deeded to the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Four trails (Harris, Lady Linda, Butterfield Stage/Overland, and San Francisquito Canyon/Cliffie Stone) are depicted on the map, as originally proposed, and remain unchanged.
32. The new design clusters all single-family lots on the western portion of the property protecting the SEA from any development, eliminates access to the project from San Francisquito Canyon Road and addresses the concerns of the equestrian community by increasing single-family lot sizes and reducing density from 56 to 45 single-family lots.
33. After hearing all testimony, the Commission closed the public hearing and indicated their intent to certify the EIR, adopt a Statement of Overriding Consideration, and approve Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), subject to a recommendation for approval from the Los Angeles County Subdivision Committee ("Subdivision Committee").
34. The 45-single family lot design has been reviewed by the Significant Ecological Area Technical Advisory Committee ("SEATAC") for an evaluation of new proposed landscaping as well as manure management.
35. The 45-single family lot design was reviewed by the Subdivision Committee on August 31, 2006 and October 2, 2006. The Subdivision Committee recommended approval of Vesting Tentative Tract Map and CUP Exhibit "A", dated August 31, 2006, depicting a total of 52

lots consisting of 45 single-family lots on 29.1 acres, three open space lots on 143.2 acres, and four public facility lots on 1.6 acres.

36. Per a letter dated October 30, 2006, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") confirms that title to the open space lots within the project site will be conveyed to Parks and Recreation and that the applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and common landscape area maintenance.
37. All interior streets will be developed with rural standards.
38. The proposed use is required to comply with the development standards of the R-1-7,000 and A-2-2 zones pursuant to Sections 22.20.105 and 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 00-81-(5).
39. The proposed development is compatible with surrounding land use patterns.
40. A Final Environmental Impact Report ("FEIR") for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the Draft Environmental Impact Report ("DEIR") dated February 1, 2006, the Technical Appendices to the DEIR dated February 1, 2006, and the FEIR including Responses to Comments, dated November 2006. The FEIR contains a revised project description, analyzes the project's potential impacts, and identifies mitigation measures to be implemented as part of the project.
41. The Commission has reviewed and considered the FEIR and finds that it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations regarding the FEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for short-term construction impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and highway realignment.
42. With respect to the adverse effects upon air quality during construction, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
43. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

44. The MMP prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
45. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for concurrent and related Vesting Tentative Tract Map No. 53189.
46. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
47. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Administrator of the Current Planning Division, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the project; adopts the Mitigation Monitoring Program incorporated in the Final Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.
2. In view of the findings of fact and conclusions presented above, Highway Realignment Case No. 00-81-(5) is **APPROVED**, subject to the attached conditions.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
VESTING TENTATIVE TRACT MAP NO. 53189**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 53189 on March 3, 2006, May 10, 2006, and August 16, 2006. Vesting Tentative Tract Map No. 53189 was heard concurrently with Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5).
2. Vesting Tentative Tract Map No. 53189 is a proposal by the applicant, Sun Cal Companies, to subdivide the subject property into a total of 52 lots on 185.8 gross acres, consisting of 45 single-family lots (29.1 acres), three open space lots (143.2 acres), and four public facility lots (1.6 acres).
3. Conditional Use Permit Case No. 00-81-(5) is a related request to ensure compliance with requirements of density-controlled development, hillside management, development within a Significant Ecological Area ("SEA"), and on-site grading in excess of 100,000 cubic yards, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. Highway Realignment Case No. 00-81-(5) proposes a realignment of San Francisquito Canyon Road, a Secondary Highway, between Lowridge Place and Cherokee Canyon Lane. The purpose of this realignment is to move the existing paper alignment outside of the San Francisquito floodplain and SEA, and closer to the currently traveled roadway.
5. The project site is located west of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane, north of Copper Hill Drive and the City of Santa Clarita. The project is within the Castaic Canyon Zoned District.
6. The subject property is approximately 185.8 gross acres in size and comprised of one lot. The property is irregular in shape with flat to steeply sloping terrain. San Francisquito Canyon Creek ("Creek") flows north to south in the eastern portion of the property. The Creek has been designated as SEA No. 19 in the Los Angeles Countywide General Plan ("General Plan").
7. The proposed development will be accessed from Stoney Creek Road located to the southwest, and Avenido Rancho Tesoro from the west side of the property. Both roads are part of the road system in Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the project site. Currently, the project site is accessed from San Francisquito Canyon Road through Lady Linda Lane, located to the east side of the property. There will be no access to the development portion of the project from San Francisquito Canyon Road.
8. Domestic water will be provided by Newhall County Water District. Public sewer service will be provided by the Los Angeles County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of Saugus Union School District. Shopping and employment exist south of the subject property on Copper Hill Drive and within the City of Santa Clarita.

9. The subject property is zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) in the western portion (a total of 103.11 acres) where the proposed single-family lots will be located, and R-1-7,000 (Single-Family Residence-7000 Square Feet Minimum Required Lot Area) on the eastern portion of the property (a total of 82.81 acres) where the San Francisquito Creek is located.
10. The project site is bounded by A-2-2 zoning in all directions.
11. The subject property is currently undeveloped and is surrounded by single-family residences, triplex, and warehouse to the north; single-family residences and undeveloped land to the east; condominiums and undeveloped land to the south; and undeveloped land to the west.
12. The A-2-2 zoning on the subject property became effective on April 3, 1959, following the adoption of Ordinance Number 7486. The zoning designation of the eastern portion of the property, however, changed to R-1-7000 on September 2, 1965 upon the adoption of Ordinance Number 8908.
13. The subject property is depicted within the "N-1" (Non-Urban 1—Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Santa Clarita Valley Areawide General Plan ("SCVAP") and the SEA overlay under the General Plan. Approximately 127 acres lie within the N-1 category, 54 acres within the W category, and five acres within the HM category. Based on the slope density analysis, these categories permit a maximum of 61 dwelling units on the subject property.
14. The SCVAP promotes density-controlled development to allow clustering of lots into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space. Clustering of smaller lot sizes is allowed with a CUP, provided that the overall density does not exceed the maximum permitted. The project proposes creation of 45 single-family lots, below the maximum allowable density of 61 for this property. A CUP is also required since the project exceeds the low-density threshold of 22 dwelling units.
15. SEA No. 19 traverses the property on the eastern portion. By clustering the 45 single-family lots on the western portion of the property, the project design stays out of the SEA, preserves the natural drainage features of the canyon, prevents access to the project from San Francisquito Canyon Road, and designates approximately 77 percent of the project site as open space.
16. In addition to Cliffie Stone, Butterfield Overland, Lady Linda and Harris Trails, the project provides a horse access path for Lot Nos. 24 through 32 along "A" Street, outside the public right of way and through Lot Nos. 24 through 32.
17. Under Section 22.52.320 of the County Code, keeping or maintaining horses as pets or for the personal use by members of the family residing on the premises (which is an accessory use in A-2 Zone) requires a minimum area of 15,000 net square feet. Raising, breeding

and training of horses within A-2 Zone (Section 22.24.120) however, requires a lot or parcel of land having an area of not less than one acre. Of the 45 proposed single-family lots depicted on Vesting Tentative Map No. 53189 and Exhibit "A" dated August 31, 2006, all contain a minimum of 15,000 net square feet and four contain a minimum of one acre (40,000 net square feet)

Community Response

18. Since the filing of application in 2000, staff has received numerous correspondence regarding this project. Electronic mails, letters and phone calls have been received from a variety of sources including the City of Santa Clarita, Santa Clarita Valley Trails Advisory Committee ("SCVTAC"), The Saugus Saddle Club, neighboring residents, and other community members.
19. Support letters received for this project generally acknowledge benefits provided by the project, especially development of a circulation system in the area. These letters support the access that the project will provide for the existing and proposed residences, which is currently lacking during emergencies.
20. Numerous letters and electronic mails received from other community members have expressed opposition to the subject project. These letters and electronic mails state that the subject property is located within a well-established equestrian community, and to preserve and protect that community lot sizes must remain a minimum of five acres. The letters explain that the proposed density is too high for the area, is inconsistent with the surrounding agricultural and equestrian properties, and will destroy the rural ambience of the community, as equestrian properties are a unique feature to these neighborhoods and enhance property values in the community. The letters state that proposed small lots are a non-conforming use and deny the inherent rights of the property's agricultural zoning designation.

March 29, 2006 Public Hearing—60 single-family lot design

21. The project was initially heard by the Commission on March 29, 2006 in a duly noticed public hearing. The original design proposed on the Tentative Tract Map and the CUP Exhibit "A" dated November 7, 2005 depicted a total of 66 lots on 185.8 gross acres consisting of 60 single-family lots, three open space lots and three public facility lots. Ranging from 8,200 to 37,336 net square feet in size, all of the residential lots were clustered on the western portion of the property outside the San Francisquito Canyon Creek and Significant Ecological Area ("SEA") and the three proposed open space lots encompassed approximately 80 percent (148 acres) of the property. A total of four on-site trails were also depicted for the project.
22. The applicant requested a continuance from March 29, 2006 public hearing to May 10, 2006 to address matters brought before their attention. The Commission opened the hearing and heard testimony from several people in opposition to the project. Issues raised by the testimony expressed strong desire to keep the area equestrian and rural in nature, as reflected by the property's land use and zoning designations. At that time, staff

recommended a redesign of the project to incorporate a combination of minimum of 15,000 net square feet and one-acre lots within the same development footprint to maintain the area in harmony with the surrounding equestrian uses and the community's rural and equestrian character while preserving common open space and reducing the amount of grading. The Commission also expressed their preference for rural standards within the project site.

23. After hearing testimony from the applicant and the community, the Commission continued the matter to May 10, 2006 to allow the applicant sufficient time to redesign the project to accommodate an equestrian and rural lifestyle, and to return with a conceptual plan for the Commission's review.

May 10, 2006 Public Hearing—56 single-family lot design

24. At the May 10, 2006 hearing, the applicant presented a conceptual plan that depicted 56 single-family lots, three open space lots and four public facility lots; a reduction of three lots. Lot sizes ranged from 15,000 square feet to two acres. Five of the single-family lots were located in new areas proposed for development within the property. Two lots were added to an area where there is an existing cherry woodland. Three two-acre single-family lots were located along San Francisquito Canyon Road on the eastern portion of the property, immediately to the east of San Francisquito Canyon SEA.
25. Acreage of open space lots also decreased from 80 percent (148 acres) to 72 percent (134 acres). One public facility lot was added to the design. The conceptual plan showed the same four trails as previously depicted. The path for the San Francisquito Canyon Trail however was relocated to run along the frontage of the three new lots along San Francisquito Canyon Road. The applicant explained that the proposed design can be considered an equestrian community as it's creating a transition from higher density Tesoro development to the south to the lower density residential developments to the north.
26. Three neighbors residing to the north of the project site presented testimony in favor of the project. The neighbors stated that the project will improve access to surrounding properties which have been threatened by fire and flood in the past.
27. The Commission also heard testimony from several people in opposition to the project. One resident opposed realignment of San Francisquito Canyon Road. Staff explained that the proposed realignment will not result in a physical relocation of the road and is on paper only as it will relocate the current alignment to the existing and driven alignment. The same neighbor also opposed improvement of Lady Linda Lane. Staff explained that no improvements are proposed on Lady Linda Lane and only "A", "B", and "C" Streets within the development will be improved.
28. A resident also testified in opposition to the location of three lots on the eastern portion of the property along San Francisco Canyon Road as well as creation of small lots that cannot accommodate an equestrian lifestyle. Another resident stated that new lots should reflect the A-2-2 zoning designation and retain the equestrian lifestyle. The next testifier stated

that the San Francisquito Creek is a major resource and should remain unspoiled and the character of the community should remain rural.

29. After hearing all the testimony, the Commission expressed concern that Lot Nos. 54, 55 and 56, as depicted along San Francisquito Canyon Road were too close to the San Francisco Canyon Creek and Lot Nos. 24 and 25 encroached into the cherry woodland. New non-native landscaping was also questioned. The Commission stated that the project should contain rural standards and protect the low density development to the north and support rural standards. Additionally, it was stated that 15,000-square foot lot sizes are urban and may not be appropriate for equestrian and rural lifestyle. The Commission concluded that the number of lots needed to be reduced and all lots needed to be larger to accommodate horse keeping activities. The Commission directed the applicant to redesign and continued the case to August 16, 2006.

August 16, 2006 Public Hearing—45 single-family lot design

30. At the August 16, 2006 hearing, the new design proposed on Vesting Tentative Tract Map and CUP Exhibit "A", dated June 19, 2006, depicted a total of 45 single-family lots, three open space lots and four public facility lots. The 45 single-family lots are larger in size, ranging from a minimum of 15,060 net square feet to 59,725 net square feet. Of the 45 single-family lots, 34 lots are larger than 20,000 net square feet in size and 11 lots are sized between 15,060 to 20,000 net square feet.
31. Under the new design, 77 percent (142.85 acres) of the property is open space. Of this amount, approximately 98 percent (140.5 acres) is undisturbed and two percent (2.3 acres) contains disturbed graded open space. All open space will be permanent and deeded to the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Four trails (Harris, Lady Linda, Butterfield Stage/Overland, and San Francisquito Canyon/Cliffie Stone) are depicted on the map, as originally proposed, and remain unchanged.
32. The new design clusters all single-family lots on the western portion of the property protecting the SEA from any development, eliminates access to the project from San Francisquito Canyon Road and addresses the concerns of the equestrian community by increasing single-family lot sizes and reducing density from 56 to 45 single-family lots.
33. After hearing all testimony, the Commission closed the public hearing and indicated their intent to certify the EIR, adopt a Statement of Overriding Consideration, and approve Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), subject to a recommendation for approval from the Los Angeles County Subdivision Committee ("Subdivision Committee").
34. The 45-single family lot design has been reviewed by the Significant Ecological Area Technical Advisory Committee ("SEATAC") for an evaluation of new proposed landscaping as well as manure management.

35. The 45-single family lot design was reviewed by the Subdivision Committee on August 31, 2006 and October 2, 2006. The Subdivision Committee recommended approval of Vesting Tentative Tract Map and CUP Exhibit "A", dated August 31, 2006, depicting a total of 52 lots consisting of 45 single-family lots on 29.1 acres, three open space lots on 143.2 acres, and four public facility lots on 1.6 acres.
36. Per a letter dated October 30, 2006, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") confirms that title to the open space lots within the project site will be conveyed to Parks and Recreation and that the applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and common landscape area maintenance.
37. All interior streets will be developed with rural standards.
38. The proposed use is required to comply with the development standards of the R-1-7,000 and A-2-2 zones pursuant to Sections 22.20.105 and 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 00-81-(5).
39. The proposed development is compatible with surrounding land use patterns.
40. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan and SCVAP. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
41. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
42. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
43. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. While the subject property is located in a SEA, no development is proposed within the SEA or in any stream courses or high value riparian habitat.
44. The design of the subdivision provides for, to the extent feasible, future passive or natural heating or cooling opportunities therein.
45. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public

utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the vesting tentative tract map, provide adequate protection for any such easements.

46. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the Los Angeles Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
47. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan and the SCVAP.
48. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
49. A Final Environmental Impact Report ("FEIR") for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the Draft Environmental Impact Report ("DEIR") dated February 1, 2006, the Technical Appendices to the DEIR dated February 1, 2006, and the FEIR including Responses to Comments, dated November 2006. The FEIR contains a revised project description, analyzes the project's potential impacts, and identifies mitigation measures to be implemented as part of the project.
50. The Commission has reviewed and considered the FEIR and finds that it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations regarding the FEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for short-term construction impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and highway realignment.
51. With respect to the adverse effects upon air quality during construction, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
52. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
53. The MMP prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

54. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 00-81-(5).
55. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Administrator of the Current Planning Division, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the project; adopts the Mitigation Monitoring Program incorporated in the Final Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.
2. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 53189 is **APPROVED**, subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 53189**

**MAP DATE: 8/31/06
EXHIBIT "A" DATE: 8/31/06**

CONDITIONS:

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code"). Also conform to the requirements of Conditional Use Permit Case No. 00-81-(5) and the Mitigation Monitoring Program.
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 00-81-(5), conform to the applicable requirements of the A-2-2 and R-1-7,000 zones.
3. In accordance with Conditional Use Permit Case No. 00-81-(5), this land division is approved as a non-urban density-controlled hillside development within an SEA, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-2 and R-1-7,000 zones. If multiple final maps are recorded, the average area of all lots shown on each final map and all previously recorded final maps shall comply with the minimum lot area requirements of the applicable A-2-2 and R-1-7,000 zones.
4. Permission is granted to adjust lot lines to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works").
5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs"), maintenance agreements, and covenants to Regional Planning for review and approval.
6. Submit evidence that the conditions of associated Conditional Use Permit Case No. 00-81-(5) have been recorded.
7. Dedicate the right to restrict vehicular access on San Francisquito Canyon Road to Lot No. 46.
8. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac or knuckle, and at least 50 feet of street frontage at the property line for all other lots. Provide approximately radial lot lines for each lot.
9. Flag lots shall have paved fee access strips of at least 20 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips.
10. Permission is granted to use alternate cross section for all interior streets to the satisfaction of Regional Planning and Public Works.
11. Dedicate to the County of Los Angeles, on the final map the right to prohibit any development or construction of any structures over the open space Lot Nos. 46, 47 and 48, and label as "Restricted Use Area-Permanent Open Space" on the final map.
12. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.

Conditions

13. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning, unless it can be demonstrated that individual access is unnecessary.
14. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's CC&Rs or in a maintenance agreement that would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the CC&Rs or document to be recorded to Regional Planning for approval.
15. Plant street trees on all interior streets to the satisfaction of Regional Planning and Public Works. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning as required by Conditional Use Permit Case No. 00-81-(5).
16. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot for a minimum total of 45 trees. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Regional Planning and the County Forester and Fire Warden, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
17. Upon the termination of the appeal period, record a covenant with the County of Los Angeles agreeing to comply with all required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
18. Upon the termination of the appeal period, as provided in the Mitigation Monitoring Program, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
19. Upon the termination of the appeal period, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 00-81-(5), which includes Vesting Tentative Tract Map No. 53189 and Conditional Use Permit Case No. 00-81-(5). The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$875.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
20. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative approval which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

21. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a) If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b) At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein; and

The cost for collection and duplication of records and other related documents will be paid by permittee according to Section 2.170.010 of the County Code.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the Conditional Use Permit Case No. 00-81, the Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53189 (Rev)

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TENTATIVE MAP DATED 08-31-2006
EXHIBIT "A" MAP DATED 08-31-2006

The following reports consisting of 18 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Quitclaim or relocate easements running through proposed structures.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the common driveways and multiple access strips to the satisfaction of Public Works.
10. Show open space note on the final map and dedicate residential construction rights over the open space lots.
11. Place a note on the final map to the satisfaction of Public Works to convey as a unit both portions of ownership within lot 61, separated by San Francisquito Canyon Road, and connect said portions with a standard land hook.
12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Initiate the County's acceptance of the off-site future right of way on Stoney Creek Road in the vicinity of "A" Street at the southerly tract boundary as dedicated right of way to the satisfaction of Public Works.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53189 (Rev)

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TENTATIVE MAP DATED 08-31-2006
EXHIBIT "A" MAP DATED 08-31-2006

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Henry Wong

tr53189L-rev9.doc

Phone (626) 458-4915

Date 10-02-2006



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT**

TRACT MAP NO. 53189

**REVISED TENTATIVE MAP DATED 08/31/06
EXHIBIT MAP 08/31/06**

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This note will be allowed on Lots 46-48. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
9. In the event that drainage acceptance letters and letters of intent for offsite work cannot be obtained for the improvements shown at the end of "B" street, "C" street and the northerly end of "A" street; the improvements will be set back to the minimum amount required to fit within the tract boundary shown as ALTERNATE "B", ALTERNATE "C" and ALTERNATE "A", respectively, on the revised drainage concept / SUSMP approved on 08/08/06 and to the satisfaction of Public Works. All onsite easements necessary for the construction of future roads and slopes will be required prior to final map approval.
10. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 53189

REVISED TENTATIVE MAP DATED 08/31/06
EXHIBIT MAP 08/31/06

11. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.

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GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 08/08/06 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Ernesto J Rivera Date 09/27/06 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 53189

SUBDIVIDER Sun Cal Companies

ENGINEER B & E Engineers

GEOLOGIST & SOILS ENGINEER A.G.I. Geotechnical, Inc.

TENTATIVE MAP DATED 8/31/06 (Revised)

LOCATION Santa Clarita

REPORT DATE 6/27/06, 9/21/04, 6/28/04, 3/11/04, 10/1/03, 4/20/00

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 9/25/06 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by


Geir R. Mathisen

Reviewed by _____

Date 9/20/06

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 53189
Location Santa Clarita
Developer/Owner Sun Cal Companies
Engineer/Architect B & E Engineers
Soils Engineer A.G.I. Geotechnical, Inc.
Geologist Same as above

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated By Regional Planning 8/31/06
Soils Engineering and Geologic Report Dated 6/27/06
Previous review sheet dated 7/27/06

ACTION:

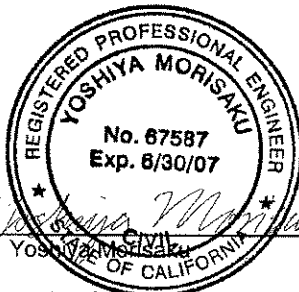
Tentative Map feasibility is recommended for approval.

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE (S) TO THE PLAN CHECKER/ BUILDING AND SAFETY ENGINEER:

- A. PER THE SOILS ENGINEER; "FILLS PLACED IN EXCESS OF 20 FEET FROM FINISH GRADE SHALL BE MOISTENED TO 2 TO 3% OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 92% RELATIVE COMPACTION.
- B. ON-SITE SOILS ARE MODERATELY CORROSIVE TO METALS.
- C. POST TENSIONED SLAB SHALL BE USED TO MITIGATE THE DIFFERENTIAL SEISMIC SETTLEMENT.



Reviewed by _____ Date 9/25/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\53189TentTl

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Provide minimum landing area of 100 feet for local collectors and 50 feet for local access roads at a maximum 3 percent grade on all "tee" intersections.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. Provide intersection sight distance with a design speed of 65 mph (725 feet) on San Francisquito Canyon Road from Lady Linda Lane (southerly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works.

9. Provide intersection sight distance with a design speed of 40 mph (415 feet) on "A" Street from "B" Street (northerly direction) and from Lady Linda Lane (southerly direction), and on "B" Street from "C" Street (easterly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
10. Provide property line return radii of 13 feet at all local street intersections.
11. Dedicate right of way 32 feet centerline per the latest I.E.C. approved alignment on San Francisquito Canyon Road per map P-267.
12. Make an offer of future right of way 40 feet centerline per the latest I.E.C. approved alignment on San Francisquito Canyon Road per map P-267. Eight feet of future right of way is required beyond the 32 feet dedicated right of way from centerline.
13. Dedicate slope easement along the property frontage San Francisquito Canyon Road to the satisfaction of Public Works.
14. Permission is granted to vacate excess right of way on San Francisquito Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.
15. Dedicate the right to restrict vehicular access on San Francisquito Canyon Road to Lot 46.
16. Initiate the County's acceptance of the off-site future right of way on Stoney Creek Road in the vicinity of "A" Street at the southerly tract boundary as dedicated right of way to the satisfaction of Public Works.
17. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, and "C" Street. The alignment on "A" Street in the vicinity of the southerly tract boundary and "B" Street in the vicinity of the westerly tract boundary must be compatible Tract 51644 to the satisfaction of Public Works.
18. Re-offer private and future right of way 30 feet from centerline within the boundary of the property on Cherokee Canyon Lane to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 53189 (Rev.)

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TENTATIVE MAP DATED 08-31-2006
EXHIBIT "A" MAP DATED 08-31-2006

19. If applicable, re-offer private and future right of way 29 feet from centerline within the boundary of Tract 53189 on Shawnee Court and Piute Court to the satisfaction of Public Works.
20. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
21. Deleted.
22. Construct curb, gutter, base, pavement, and sidewalk on all interior streets. The rural improvements for all interior streets as shown on the tentative map are not approved by Public Works. For rural road improvements, a minimum of 20,000 square feet of net area is required for each individual lot. The alignment and grade of "A" Street and "B" Street shall be compatible with Tract 51644. Improvements on "A" Street shall be constructed northerly to the tract boundary. Permission is granted to use alternate cross section of all interior streets. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
23. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route on all streets to meet current ADA requirements to the satisfaction of Public Works.
24. Plant street trees on all interior streets to the satisfaction of Public Works.
25. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.

HW

Rev. 12-13-2006

26. Provide an ingress and egress easement to San Francisquito Canyon Road along the proposed 20-foot paved access driveway in the vicinity of the northerly property line (Lady Linda Lane) to the satisfaction of Public Works and the Department of Regional Planning. Align the centerline of this ingress/egress easement with the centerline of Cherokee Canyon Road to the satisfaction of Public Works.
27. Dedicate to Public Works the necessary off-site full street right of way/easement outside the boundaries of Tract 53189 to construct the off-site grading and full street improvements on "A" Street joining Stoney Creek Road in Tract 51644-05. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. Prior to final map approval, Sunca/Tesoro, LLC is required to dedicate the right of way/easement to the County of Los Angeles.
28. If Tract 51644 improvements are constructed first, remove the temporary turnaround on Stoney Creek Road and construct off-site full street improvements from Stoney Creek Road within Tract 51644-05 to join "A" Street at the southerly tract boundary to the satisfaction of Public Works.
29. If Tract 51644 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining "A" Street to the nearest paved street on an alignment to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works.
30. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all interior streets to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATED 08-31-2006
EXHIBIT "A" MAP DATED 08-31-2006

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.
31. Provide and install street name signs prior to occupancy of building(s).
 32. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

33. Underground new utility lines on all interior streets to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
34. Install postal delivery receptacles in groups to serve two or more residential lots.
35. Comply with the mitigation measures identified in the attached July 20, 2004 letter from our Traffic and Lighting Division to the satisfaction of Public Works. The July 20, 2004 letter supercedes the previous August 28, 2000 and August 7, 2003 letters from our Traffic and Lighting Division. As indicated in the attached letter dated July 20, 2004, "A current 40-scale site plan showing the site access, proposed roadways, and adjacent intersections shall be submitted to Public Works for review and approval." is no longer required.
36. Prior to final map approval, pay fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$11,150 per factored unit and is subject to change.
37. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Valencia Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

HW

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 53189 (Rev.)

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TENTATIVE MAP DATED 08-31-2006
EXHIBIT "A" MAP DATED 08-31-2006

38. Off-site grading improvements are required in the vicinity of the northerly property line for "A" Street and "C" Street and in the vicinity of the westerly property line for "B" Street. In the event that off-site easements cannot be obtained, setback the grading and street improvements a minimum distance to allow for improvements to be contained within tract boundary and dedicate required right of way and slope easements to the satisfaction of Public Works.
39. All trails and "Horse Access Path" are to be located outside of road right of way.

HW
Prepared by Henry Wong

Phone (626) 458-4921

Date 10-02-2006

tr53189r-rev9.doc



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **T-4**

July 20, 2004

Mr. David S. Shender, P.E.
Linscott, Law and Greenspan, Engineers
234 East Colorado Boulevard
Pasadena, CA 91101

Dear Mr. Shender:

**TENTATIVE TRACT NO. 53189
TRAFFIC IMPACT STUDY (OCTOBER 30, 2003)
SANTA CLARITA AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is generally located north of Copper Hill Drive and west of San Francisquito Canyon Road in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of the development of 60 single-family residential dwelling units. The project is estimated to generate approximately 574 vehicle trips per day, with 45 and 61 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone will not significantly impact any County roadways or intersections in the area. We also agree that the cumulative traffic generated by this project and other related projects in the area will significantly impact the following intersections.

McBean Parkway at Copper Hill Drive
Avenida Rancho Tesoro at Copper Hill Drive

The project is within the Valencia Bridge and Major Thoroughfare (B&T) District, which will fund the ultimate improvements to these intersections. The project shall pay its share of the Valencia B&T District Fees.

Mr. David S. Shender
July 20, 2004
Page 2

We agree with the study that based on the County of Los Angeles Congestion Management Program (CMP) land-use guidelines that the project will not have a significant impact to any CMP-monitored intersection, arterial, or freeway.

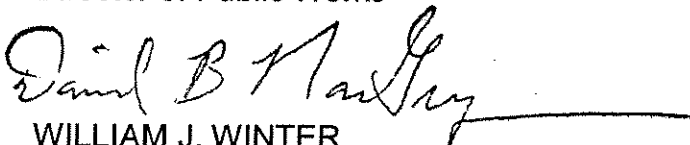
The traffic impact study is complete as it is submitted and no revisions are required. However, in order to complete our review of the project, a current 40-foot-scale site plan showing the site access, proposed roadways, and adjacent intersections shall be submitted to Public Works for review and approval.

The City of Santa Clarita shall be consulted with regard to potential traffic impacts within its jurisdiction.

If you have any questions, please contact Ms. Anna Marie Gilmore of our Traffic Studies Section at (626) 300-4741.

Very truly yours,

JAMES A. NOYES
Director of Public Works


WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

AMG:cn
EIR 04174.wpd

cc: City of Santa Clarita (Robert Newman)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Wong)

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11858as, dated 09-26-2005) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Construct all sewer pump stations to the satisfaction of Public Works.
6. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
7. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

HW
Prepared by Juan M Sarda
tr53189w-rev9.doc

Phone (626) 458-4921

Date 10-02-2006



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53189 Map Date August 31, 2006, Ex. A

C.U.P. 00-81 Vicinity Newhall North

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Lot 8 shall provide a minimum paved driveway width of 20', for the private driveway. Additionally, the project is required to provide additional irrigated landscaping at the entrance road to the project (Stoney Creek) where it has been determined to improve both sides of the access road, 20' wide with approved landscaping and irrigation as approved by Fire Department, Fuel Modification Unit. Approval of the installation is required as part of the fuel mod. review.

By Inspector: Janna Masi Date November 28, 2006



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53189 Tentative Map Date August 31, 2006, Ex. A

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 7 public fire hydrant(s). Verify / Upgrade existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The C.U.P. 00-81 shall also indicate the requirement for all dwellings to be fully fire sprinklered in compliance with NFPA 13.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date November 28, 2006



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

November 1, 2006

Ms. Nooshin Paidar, AICP
Principle Regional Planning Assistant
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

NOV - 7 2006

Dear Ms. Nooshin:

TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map 53189
Map Dated August 31, 2006

The Department of Parks and Recreation has completed the review of Tentative Tract Map 53189. The trail alignment and dedicated trail easements are acceptable to us as reported in the attached trails report, dated October 16, 2006. The Department currently has no hold on this map and is approving the tentative map with the following conditions before first phase of final map recordation:

1. The Developer shall design and submit a detailed grading plan (scale: 1 inch – 40 feet) showing how the realigned Harris Trail will be graded and constructed between Open Space Lot 47 and Open Space Lot 46. The detailed grading plan will also show how the Cliffie Stone Trail along the proposed Francisquito Canyon Road will be graded and constructed. The detail grading plan shall include all pertinent information required for the construction of the trails, but not limited to the following:
 - a. cross slopes gradients and running slopes gradients
 - b. bush hammer finishes for crossing of concrete surfaces
 - c. appropriate retaining walls
 - d. appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.

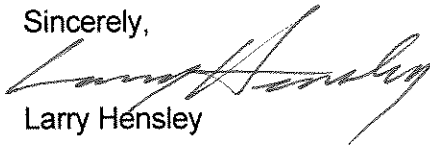
All information on the detailed grading plan must meet the Department's Trails Standards and all applicable codes.

2. The Developer shall submit a cost estimate for the construction of the trail with the detailed grading plan. An electronic copy (Autocad 2005) of the detailed grading plan shall also be submitted in a burned CD or DVD with the cost estimate.

3. After approval of the detailed grading plan, the developer shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
4. The Developer shall submit a baseline construction schedule for the planned progress of completing the trail after posting of FPLM bonds with the Department.
5. Prior to the start of trail construction, a project manager or trail's contractor representing the Developer shall have the centerline of the trail alignment staked or flagged by a licensed surveyor. The Developer's Representative shall then schedule a site meeting with the Department after completion of staked or flagged trail alignment for the Department's inspection and approval.
6. Once trail construction starts, the Developer's Representative shall provide updated trail construction schedules to the Department on a biweekly basis. All schedule submittals shall provide the Department with updates of actual construction milestones against projected milestones from the original baseline schedule and any revisions to the original baseline schedule.
7. After completion of the trail construction and prior to the Department acceptance of the trail dedication, the Developer shall notify the Department 5 business days in advance of all requests for final inspection.
8. If the completed trail construction is not approved by the Department during final inspection, the Developer will correct any punch list items identified during the final inspection within 30 calendar days and reschedule another final inspection with the Department.
9. Upon approval and acceptance of the trail construction, the Developer shall issue a written letter to the Department requesting acceptance of dedicated trail with copies of any As-Built plans relating to the trail construction.

If you have any questions and comments, please contact Ken Slu, Trails Coordinator, at (213) 351-5135.

Sincerely,



Larry Hensley
Chief of Planning

cc: James Barber, DPR
Patrick Reynolds, DPR
Ken Slu, DPR



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	53189	DRP Map Date: 08/31/2006	SCM Date: / /	Report Date: 10/12/2006
Park Planning Area #	35B	CASTAIC/VAL VERDE		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.45
IN-LIEU FEES:	\$75,058

Conditions of the map approval:

The Department will accept the open space areas, subject to the CONDITIONS noted in the letter to Regional Planning dated 10/30/06 and submitted under separate cover.

The park obligation for this development will be met by:

The payment of \$75,058 in-lieu fees.

Trails:

Comments:

Please also see attached trail Reports for trail requirements and conditions dated 10/16/06 and 11/01/06.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Advanced Planning Section Head

Supv D 5th
November 02, 2006 08:14.41
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	53189	DRP Map Date: 06/31/2006	SMC Date: / /	Report Date: 10/12/2006
Park Planning Area #	35B	CASTAIC/VAL VERDE		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

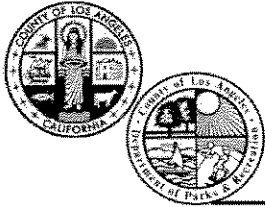
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	45	0.45
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.45

Park Planning Area = 35B CASTAIC/VAL VERDE

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.45	\$166,795	\$75,058

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.45	0.00	0.00	0.45	\$166,795	\$75,058



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

October 16, 2006

NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS

Map #: **TR - 53189**

Date on Map: **August 31, 2006**

The Department request that a **12** foot wide trail easement for the **Cliffie Stone (San Francisquito Creek) Trail** be provided to the satisfaction of the Department of Parks and Recreations' trails standards. The Department also requests the Applicant to construct and provide a **12** foot wide easement for the **Harris Trail** through graded areas to the satisfaction of the Department of Parks and Recreations' trails standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, **all information pertaining to trail requirements must be shown on the Tentative Tract Map and Final Map.**

☒ Tentative TR-53189 map approved with trail alignment as shown.

☒ Trail conditions to be submitted in separate report.

Dedications and the exact following language must be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a **12** foot wide easement for Riding and Hiking purposes for the **Cliffie Stone (San Francisquito Creek) Trail** and the **Harris Trail**.

☒ IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

☒ TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

☒ DEVELOPER SHALL CONSTRUCT TRAIL AS SHOWN ON FINAL MAP.

For any questions concerning trail alignment or other trail requirements, please contact Ken Slu at (213) 351-5135. Your compliance to this request is appreciated.

Ken Slu, Trails Coordinator

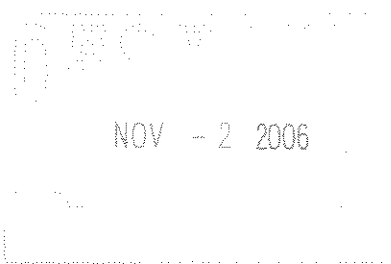


COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

October 30, 2006

Ms. Nooshin Paidar, Planner
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012



Dear Ms. Paidar:

VESTING TENTATIVE TRACT MAP 53189

This is to confirm the Department's understanding that title to the open space areas within tract 53189 will be conveyed to the County of Los Angeles Department of Parks and Recreation and that the applicant be required to form a Lighting and Landscape Act District (LLAD) to assess fees for weed abatement/fire suppression and common landscape area maintenance. These fees will be assessed and then credited back to each parcel owner until such time that the homeowners association fails to maintain the open space in a manner acceptable to the County. If the homeowners association does not maintain the fire suppression and maintenance requirements the fees will be assessed and collected in order for the County to oversee a contractor to perform the required activities.

Please contact me at (213) 351-5098 if you have any questions regarding this matter.

Sincerely,

Larry Hensley, Chief
Planning Division

LH:JB:

c: Jerry Schamp, SunCal Companies
Kandy Hays (Parks and Recreation – Contracts/Special Districts)
Patrick Malekian (Parks and Recreation – Special Districts)



**COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health**

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3018
www.lapublichealth.org/eh/progs/envirp.htm



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October 3, 2006

RFS No. 06-0028015

Tract No. 53189

Vicinity: Saugus

Tentative Tract Map Date: August 31, 2006 (9th Revision)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 53189**. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #5** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program

